



Meeting Agenda

Planning and Zoning Commission

Due to the CoVid-19 pandemic, the June 29<sup>th</sup> meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, June 29, 2022

Virtual Meeting

9:00 AM for Scheduled Hearings

**Planning and Zoning Commissioners**

- District 1*      *Mark Hanna*  
*Jan Truitt*
- District 2*      *Barbara Becker*  
*Armando Membrila*
- District 3*      *Ryan Maese*  
*Tom Tronsdal, Vice-Chair*
- District 4*      *David Hook, Chair*  
*William Matter*
- District 5*      *Bob Cook*  
*Bruce Gungle*

**Executive Secretary**

*Chris Poirier, Planning Official*

**Agenda**

At least 24 hours before each scheduled meeting, the agenda/addendum is available online at [Planning and Zoning Commission Information - Pima County](#) or at Development Services, Planning Division 1<sup>st</sup> floor, 201 N. Stone Ave, Tucson, AZ 85701, Mon-Fri, 8am to 5pm.

**Public Participation Speakers are Limited to 3 Minutes**

For anyone interested in speaking, please complete a Speaker's Card available in the Hearing Room and include agenda item number and other requested information. Speaker Cards are required for each item of interest including Call to the Public. Place the completed Speaker Card(s) in the labeled baskets located on the dais. When the Chairman announces your name, step forward to the podium and state your name and affiliation (if applicable) for the record. The Chairman reserves the right to ensure all testimony is pertinent or non-repetitive so the matter will be handled fairly and expeditiously, and that all speakers abide by rules of civility. Any questions pertaining to the meeting can be directed to the Coordinator for the Commission.

**Accessibility**

The Board Hearing Room is wheelchair and handicapped accessible. Any person who is in need of special services (e.g., assistive listening device, Braille or large print agenda material, signer for hearing impaired, accessible parking, etc.) due to any disability will be accommodated. Please contact the Planning Official, Chris Poirier at (520) 724-8800 for these services at least three (3) business days prior to the Planning and Zoning Commission Meeting.

1. ROLL CALL 9:00 AM
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE [MAY 25, 2022](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

## NEW HEARINGS

### COMPREHENSIVE PLAN AMENDMENTS

5. **P22CA00001 STINSON FAMILY TRUST – S. HEADLEY ROAD PLAN AMENDMENT**

Stinson Family Trust, represented by Projects International Inc., requests a **Comprehensive Plan amendment** of approximately 15.5 acres from the Low Intensity Urban 3.0 (LIU-3.0) to the Medium Low Intensity Urban (MLIU) land use designation, located on the east side of S. Headley Road, approximately 1,400 feet south of the intersection of W. Valencia Road and S. Headley Road, and addressed as **6725 and 6765 S. Headley Road** (parcel numbers 138-24-0310 and 138-24-0320), in Section 15, Township 15 South, Range 13 East, in the Southwest Planning Area. (District 5)

**Attachments:** [Staff Report](#)

6. **P22CA00002 BELL WARREN JESSICA LIVING TR – W. INA ROAD PLAN AMENDMENT**

Warren/Jessica Bell Living Trust, represented by DEIH Architecture, requests a **Comprehensive Plan amendment** of approximately 0.83 acres from the Low Intensity Urban 1.2 (LIU-1.2) to the Medium Intensity Urban (MIU) land use designation, located on the north side of W. Ina Road, approximately 200 feet east of the intersection of W. Ina Road and N. San Anna Drive, and addressed as **1722 W. Ina Road** (parcel number 225-47-0070), in Section 34, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area. (District 1)

**Attachments:** [Staff Report](#)  
[Public Comment](#)

### REZONINGS

7. **P22RZ00001 TUCSON SCHOOL DISTRICT NO. 1 – S. CARDINAL AVENUE REZONING**

Tucson School District No. 1, represented by Paradigm Land Design, LLC, request a **rezoning** of approximately 60.9 acres (parcel codes 138-25-593L, 138-25-593M, 138-25-593N, 138-25-593P, and 138-25-593Q) from the GR-1 (Rural Residential) to the CR-4 (Mixed-Dwelling Type) zone. The site is located on the east side of S. Cardinal Avenue, approximately 300 feet south of the intersection of W. Valencia Road and S. Cardinal Avenue. The proposed rezoning conforms

to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban. (District 5)

**Attachments:** [Staff Report](#)  
[Site Analysis](#)  
[Public Comment](#)

8. **P22RZ00004 WONG LIVING TRUST – W. VALENCIA ROAD REZONING**  
Wong Living Trust, represented by Projects International Inc., request a **rezoning** of approximately 38.19 acres (parcel code 137-19-004D) from the GR-1 (Rural Residential) (25.02 acres) and from the GR-1 (TDR) (Rural Residential – Transfer of Development Rights Receiving Area) (13.17 acres) to the CR-5 (Multiple Residence)(25.02 acres) and to the CR-5 (TDR) (Multiple Residence - Transfer of Development Rights Receiving Area) (13.17 acres) zone located on the north side of W. Valencia Road, approximately 700 feet west of the intersection of W. Valencia Road and S. Camino de la Tierra, addressed as **3450 W. Valencia Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multifunctional Corridor and Medium Low Intensity Urban. (District 5)

**Attachments:** [Staff Report](#)  
[Site Analysis](#)  
[Public Comment](#)  
[Public Comment 2](#)  
[Public Comment 3](#)

9. **P22RZ00005 ACM VENTURES LLC – S. WILMOT ROAD REZONING**  
ACM Ventures LLC, represented by Projects International Inc., request a **rezoning** of approximately 18.02 acres (parcel code 140-45-0340) from the SH (TDR-RA) (Suburban Homestead – Transfer of Development Rights-Receiving Area) zone to the CB-2 (TDR-RA) (General Business – Transfer of Development Rights-Receiving Area) zone on property located on the west side of S. Wilmot Road, approximately one mile south of the intersection of S. Wilmot Road and E. Hermans Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Higher Intensity Urban. (District 2)

**Attachments:** [Staff Report](#)  
[Site Analysis](#)

10. **P22RZ00007 FROST HOLDING COMPANY NUMBER TWO LLC – N LA CANADA DRIVE REZONING**  
Frost Holding Company Number Two LLC, represented by Steadfast Drafting and Design LLC, request a **rezoning** of approximately 1.66 acres (parcel code 104-01-068B) from the TR (Transitional) to the CB-2 (General Business) zone located at the southwest corner of W Roller Coaster Road and N La Canada Drive addressed as **5171 N La Canada Drive**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center. (District 1)

**Attachments:** [Staff Report](#)  
[Site Analysis](#)  
[Staff Memo](#)  
[Site Analysis Revised](#)

**\*\*MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION**

**\*\*RESCHEDULED TO WEDNESDAY, JULY 27<sup>TH</sup>**

11. **Co9-05-30 STEWART TITLE & TRUST #1580 – KINNEY ROAD REZONING**  
Steward Title & Trust #1580, represented by Paradigm Land Design, LLC, for a **modification (substantial change) of rezoning condition #9** which requires adherence to the preliminary development plan as approved at public hearing. The applicant requests to revise the preliminary development plan, which depicts a 302-lot subdivision to allow a 450-lot subdivision. The subject site is approximately 146.1 acres zoned CR-4 (Mixed-Dwelling Type) (143 acres) and CR-4 (BZ) (Mixed-Dwelling Type – Buffer Overlay Zone) (3.1 acres), located on the north side of W. Irvington Road and the east and west sides of S. Kinney Road. (District 3)

**Attachments:** [Staff Report](#)  
[Public Comment](#)

**UNADVERTISED HEARING**

12. **P22TA00004 and P22TA00005 Non-Code Ordinances for Development Services Permitting Fees and Regional Wastewater Reclamation Department Permitting Fees.**

**Attachments:** [Final Fee Revision Staff Report](#)  
[Fees 2022 RWRD Ordinance](#)  
[Fees 2022 DSD Ordinance](#)  
[Table 2 Fee Revisions Clean](#)  
[Sahba Public Comment](#)

13. BOARD OF SUPERVISORS DISPOSITION OF CASES  
14. ADJOURNMENT

The meeting summary will be posted on the website at:  
[Planning and Zoning Commission Information - Pima County](#)